

CITY OF VANCOUVERSPECIAL COUNCIL - NOVEMBER 17, 1977PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 17, 1977, at 7:30 p.m., in the Auditorium of the Vancouver Planetarium, 1100 Chestnut Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Harcourt,
Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard
Alderman Gibson

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Kitsilano Point Zoning

An application was received from the Director of Planning to amend the Zoning and Development By-law as follows:

A. RT-2A TWO-FAMILY DWELLING DISTRICT SCHEDULE
(Two Family Dwelling)

Various text amendments to the RT-2A Schedule, the principal amendments being as follows:

- (i) to reduce the outright floor space ratio from the current 0.75 to 0.60;
- (ii) to permit one- and two-family dwellings as a conditional use to a floor space ratio of 0.75, subject to prior approval of the Director of Planning;
- (iii) to include dwelling units in basements as a conditional use;
- (iv) changes to parking requirements; and
- (v) other consequential amendments.

Details of the specific amendments proposed are contained in the City Manager's report of May 19th, 1977 (Review of Kitsilano Point Zoning) and also the City Manager's report of August 18, 1977, a draft By-law and a list comparing the existing and proposed zoning schedules, all of which were before Council.

B. RT-1A TWO-FAMILY DWELLING DISTRICT SCHEDULE
(Two-Family Dwelling)

Establishment of a new District Schedule, with principal uses being one- and two-family dwellings as well as a number of other conditional uses.

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Kitsilano Point Zoning
(cont'd)

Details of the subsequent amendments proposed were contained in a draft By-law which was before Council.

C. VARIOUS AMENDMENTS TO SCHEDULE "D" (ZONING DISTRICT PLAN)

Amendments are made to Schedule "D" (Zoning District Plan) of Zoning and Development By-law No. 3575, as outlined on a map which was before Council.

Also before Council were copies of an explanatory plan, and draft By-laws containing the proposed text amendments and the proposed plan amendments.

At the request of the Mayor, City Planner Miss J. Hlavach, Mr. R.R. Youngberg, Associate Director - Area Planning, and Mr. R. Scobie, Zoning Division, provided a lengthy explanation of the various aspects of the rezoning proposals applied for by the Director of Planning.

Ms. Hlavach, in her explanation, noted that several committees of local residents were involved in many months of preliminary discussions and meetings which culminated with the rezoning application. It was also noted that the Standing Committee on Planning and Development held public meetings in the area earlier this year to explain the proposals.

In order to ensure that the public had as full an understanding as possible of the rezoning proposals, the Mayor called for questions from the audience and a number were heard, each of which was answered by representatives of the Planning Department.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. R.D. Keir, 1089 Richelieu Avenue, said he did not understand the proposals and suggested there was not sufficient notice given of the Public Hearing and that the average homeowner was confused and has difficulty understanding the details contained in the Director of Planning's application. He also expressed opposition to a reduction in the amount of office space which may be permitted.
- Mr. J. Pelkovics, 1932 McNicoll Avenue, expressed opposition to the proposed reduction in floor space ratio from 0.75 to 0.60 and requested that a ratio of 0.75 remain in the Kitsilano Point area. He also suggested that the absolute maximum building height in RT-2 areas should be 37 feet and that any homes which provide more than one additional suite should be required to provide off-street parking.
- Mr. R. K. Baker, on behalf of the Suburban Business Properties Association, spoke in opposition to the application to rezone a number of C-2 commercial areas. Mr. Baker indicated that the Vancouver City Planning Commission as well as the Greater Vancouver Real Estate Board had earlier expressed opposition to any changes in the C-2 zones.
- Mr. J. Pierce, 3404 West 3rd Avenue, expressed opposition to the height limitation proposed in the RM-3A1 zoning, saying that an absolute maximum of three storeys should be allowed and filed a petition concerning a development in the proposed RM-3A1 zone on the north side of West 4th Avenue at Collingwood.

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Kitsilano Point Zoning
(cont'd)

- Mrs. Grundy, 3435 West 1st Avenue, requested that no further conversions of single family residential use to multiple family residential be permitted because of parking problems in the vicinity of her home.
- Mr. Frank Hyde, 3421 West 10th Avenue, suggested that notice of the Public Hearing was inadequate and that the meaning of the proposals appeared to him to be vague.
- Mr. J. Bruchet, 3791 West 8th Avenue, requested that the 3700 Block West 8th Avenue be included in the proposed rezoning in that area.
- Mr. D. Towers, Architect, 3549 West 4th Avenue, congratulated the Planning Department for its proposals and agreed with an earlier submission that C-2 zones not be rezoned as, he suggested, the proposals for C-2 zones would put too much power in the hands of the Planning Department.
- Mr. W. Wilding, Architect, 2574 Vine Street, congratulated the Planning Department on its proposals and admitted that while many of the objections are valid, the proposals are creative and a good effort.
- Mr. J. Timmer, Architect, 2060 Whyte Avenue, also commended the Planning Department for its rezoning proposals, but suggested that the wording in the explanation of the conditional use of a higher floor space ratio of 0.75 is superfluous and requested that the wording "taking into account the houses along the street" be struck out as the conditional use already states that the higher floor space ratio should reflect the character of the streetscape.
- A citizen of the area asked what protection there would be from increased parking problems and suggested there should be a referendum on the entire rezoning application.
- Mr. Timmins, 2966 West 4th Avenue, expressed opposition to the application to amend the C-2 zoning.
- A resident of the area questioned the legality of what he termed down zoning without a referendum.
- Dr. G. Jinks, 2450 Cornwall Avenue, commended the Planning Department on its proposals but expressed concern over increased traffic problems and suggested that one way streets be examined, particularly on Cornwall Avenue and Point Grey Road.
- Mr. Horvath, 1806 West 14th Avenue, suggested that a 12 block area bounded by 12th Avenue, 16th Avenue, Arbutus and West Boulevard should not be included in the rezoning proposals but should be considered part of South Vancouver. He also stated he had no opposition to the rezoning.
- A resident of the area pointed out that the proposals for the C-2 zoning would still permit approximately 15 different types of uses at the discretion of the Planner.

MOVED by Ald. Harcourt,

THAT the foregoing application of the Director of Planning be approved.

(Amended)

cont'd....

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Kitsilano Point Zoning
(cont'd)

MOVED by Ald. Kennedy in amendment,

THAT, in the foregoing application of the Director of Planning, the proposals to rezone the C-2 areas be deleted from the overall application.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

The motion to amend having carried, the motion as amended and reading as follows was put and CARRIED:

"THAT the foregoing application of the Director of Planning with the exception of the proposals to rezone the C-2 areas, be approved."

(Alderman Bellamy opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Ford,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

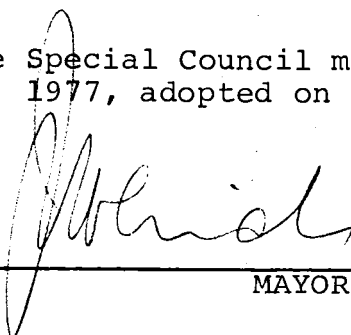
- CARRIED UNANIMOUSLY


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The Special Council adjourned at approximately 10:20 p.m.

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The foregoing are Minutes of the Special Council meeting (Public Hearing) of November 17, 1977, adopted on November 29, 1977.


MAYOR


CITY CLERK